

RESCISSION OF AUTHORITY APPROVAL OF THE REPORT AND DECISION ON
THE APPLICATION BY WARREN GARDENS, INC., AND CONSENT TO THE
FORMATION OF WARREN GARDENS, INC.

On September 30, 1965, the Authority voted to approve a Report and Decision on the application of Warren Gardens, Inc., for approval of a 227-unit low income apartment project on Walnut Avenue in the Roxbury section of Boston. This vote was affirmed by the Mayor on October 15, 1965. It subsequently had three amendments. The development, built in 1968, was foreclosed by HUD in 1976.

On August 24, 1983, the Warren Gardens Housing Cooperative Company, Inc. purchased the complex from HUD for \$2,447,100.

On October 18, 1983, the WGHCC, Inc., successor to Warren Gardens, Inc., notified the Authority by letter that it wishes to hold this property without the benefits, powers, rights, restrictions or limitations imposed by M.G.L. Ch. 121A and by St. 1960, Ch. 652.

Of the 227 apartments in Warren Gardens, Inc., some 219 apartment residents have paid subscription fees and have become members of WGHCC. Except for those persons who were the subject of eviction proceedings by HUD at the time WGHCC required the project, all other persons who have not joined the cooperative will be given leases to continue to reside in the apartment complex. Counsel represents there is no opposition to this rescission.

In the opinion of the General Counsel this matter does not require a public hearing.

For the reasons noted above, therefore, the Report and Decision approved by this Authority on September 30, 1965 and the subsequent amendments thereto, is hereby withdrawn and rescinded and all obligations and benefits of the applicant hereunder are hereby withdrawn.

MEMORANDUM

December 15, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY 4392

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: RESCISSION OF APPROVAL OF REPORT AND DECISION
CHAPTER 121A APPLICATION OF WARREN GARDENS, INC.

On September 30, 1965, the Authority voted to adopt a Report and Decision on the Application of Warren Gardens, Inc., for authorization and approval of a project under Chapter 121A and Chapter 652 of the Acts of 1960.

The project consists of a 227-unit, two- and three-story townhouse complex and apartment development on 16 acres of land in the Roxbury section of Boston. The development, built in 1968, was foreclosed by HUD in 1976.

On August 24, 1983, the Warren Gardens Housing Cooperative Company, Inc., purchased the complex for \$2,447,100. A letter to this Authority on October 18, 1983, notes that WHCCC, Inc. wishes to hold this property without any of the benefits, powers, rights, restrictions or limitations imposed by M.G.L. Ch. 121A and by St. 1960, Ch. 652.

Of the 227 apartments in Warren Gardens, Inc., some 219 apartment residents have paid subscription fees and have become members of WGHCC. Except for those persons who were the subject of eviction proceedings by HUD at the time WGHCC required the project, all other persons who have not joined the cooperative will be given leases to continue to reside in the apartment complex. Counsel represents there is no opposition to this rescission.

In the opinion of the General Counsel this matter does not require a hearing.

An appropriate vote follows.

VOTED: That the document presented at this meeting entitled "Rescission of Authority approval of the Report and Decision on the Application by Warren Gardens, Inc., and consent to the formation of Warren Gardens, Inc.", is hereby approved and adopted.

WARREN GARDENS HOUSING COOPERATIVE COMPANY, INC.
45 Walnut Avenue
Roxbury, MA 02119

October 18, 1983

Robert J. Ryan
Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02109

RE: Warren Gardens Apartments
Roxbury, Massachusetts

Dear Mr. Ryan:

As was described to you in a letter dated July 14, 1983, the residents of Warren Gardens Apartments for the past several years have been working with the U. S. Department of Housing and Urban Development ("HUD") in order to convert this project to a residents' cooperative. On July 29, 1983 the tenants of Warren Gardens Apartments formed Warren Gardens Housing Cooperative Company, Inc. ("WGHCC") pursuant to M.G.L. Ch. 156B and Ch. 157, Section 3A. Thereafter on August 24, 1983 WGHCC purchased Warren Gardens Apartments from HUD upon the terms described to you earlier by letter dated July 14, 1983.

For your information, the deed from HUD to WGHCC was recorded with the Suffolk Registry of Deeds in Book 10501, Page 332 and with the Suffolk Registry District of the Land Court as Document No. 372939 on August 25, 1983. Also for your information, of the 227 apartments in Warren Gardens, residents in 219 apartments have paid subscription fees and become members of WGHCC, while the remaining units are either vacant, occupied by persons who do not wish to join the cooperative or occupied by persons against whom eviction proceedings brought by HUD are pending. Except for those persons who were the subject of eviction proceedings at the time WGHCC acquired the project, those tenants who have chosen not to join the cooperative will be given leases and permitted to continue to reside at Warren Gardens. The members of WGHCC are pleased that, through their efforts, they have not only acquired Warren Gardens Apartments but that in addition, they have ensured that this housing will remain available to low and moderate income persons.

Robert Ryan
October 18, 1983
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With the sale and conversion of Warren Gardens Apartments to a residents' cooperative now complete, WGHCC, as the successor in interest to Warren Gardens, Inc. (the entity originally designated in 1967 to develop Warren Gardens Apartments pursuant to M.G.L. Ch. 121A and St. 1960, Ch. 652) hereby wishes to notify you of its election, made pursuant to M.G.L. Ch. 121A, Section 16A, to hold this project as of August 25, 1983 free from all restrictions and limitations imposed by M.G.L. Ch. 121A and by St. 1960, Ch. 652 and without any of the power, rights, privileges, benefits and exemptions conferred by these laws.

After having provided the Authority with the information contained in this letter and in an earlier letter dated July 14, 1983, and by notifying the Authority of this election within one year of the acquisition of Warren Gardens Apartments by WGHCC, WGHCC believes that it has met the applicable requirements of M.G.L. Ch. 121A to accomplish this election. WGHCC would ask that the Authority note this election in its records by adopting a resolution approving this election and thereafter filing this letter and the Authority's resolution with the Boston City Clerk's Office at your earliest convenience.

Thank you for your assistance.

Very truly yours,

WARREN GARDENS HOUSING
COOPERATIVE COMPANY, INC.

By: Betty Royston
Betty Royston, President

cc: John Hanrahan, Esq.
William McGrath ✓